

**WESTBROOK ZONING COMMISSION
REGULAR MEETING
October 26, 2010
7:00 PM MULVEY MUNICIPAL CENTER, MULTI-MEDIA ROOM**

Members Present: Chairman Tony Marino, Regular Member Harry Ruppenicker Jr., Regular Member Chris Ehlert, Regular Member Tom Belval, Regular Member Lee Archer and Alternate Member Dwayne Xenelis.

Also Present: Engineer Matt White, Leighton Lee IV and members of the public.

CALL TO ORDER: Chairman Tony Marino called the regular meeting to order at 7:03 p.m.

ESTABLISHMENT OF QUORUM It was stated that there is a quorum present.

COMMISSION BUSINESS

5. Bills:

Zoning Budget: Upon a motion by Harry Ruppenicker, seconded by Chris Ehlert, it was:

VOTED: Unanimously to approve the payment of the following invoices out of the 2010/2011 Zoning Budget: \$841.00 to Branse, Willis & Knapp for general legal, \$83.21 to Kathleen Kelemen for Secretarial duties, \$102.91 to W.B. Mason for Office Supplies, \$104.04 to the Hartford Courant for Legal Notices and \$108.75 to Woodard & Curran for Options for LED Lighting.

Special Funds – Bond Releases: Upon a motion by Chris Ehlert, seconded by Tom Belval, it was:

VOTED: Unanimously to approve the release of the \$2,000.00 driveway apron bond for 455 Essex Road.

APPROVAL OF MINUTES:

Upon a motion by Harry Ruppenicker Jr., seconded by Chris Ehlert, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting held on September 28, 2010, as submitted.

COMMISSION BUSINESS:

1. Zeo Report:

Report was distributed and discussed. ZEO Nancy Rudek stated that all stipulation for the General Store/Pilot's Point have been met.

2. Miscellaneous Correspondence:

* Copy of memo from Nancy Rudek to First Selectman Noel Bishop regarding signage for Pilot's Point Association.

* Copy of memo from Nancy Rudek regarding 50 Bellstone Avenue.

* Copy of letter from Nancy & Walter Moore to the Board of Selectmen regarding the proposed parade route for the Annual Town Tree Lighting.

AGENDA ADDITIONS

Upon a motion by Harry Ruppenicker Jr., seconded by Chris Ehlert, it was:

VOTED: Unanimously to add “Z2010-10 – Lee Company, Possible Deliberation and Vote” under “Old Business”.

RECEIPT OF APPLICATIONS

None.

PUBLIC HEARING(s)

1. **Z2010-10 – Lee Company – Zone Change Application for a proposed amendment to the Zoning Map from an LDR zone district to an LI zone district, involving 14.2 acres, located on the east side of Pettipaug Road (Assessor’s Map #150, Lot #006). (35-day public hearing period ends 11/30/2010).**

Upon a motion by Harry Ruppenicker Jr., seconded by Chris Ehlert, it was:

VOTED: Unanimously to go into the Public Hearing Portion of the meeting at 7:14 p.m.

The Public Hearing portion of the meeting ended at 8:07 p.m.

OLD BUSINESS

1. **Z2010-10 – Lee Company – Zone Change Application for a proposed amendment to the Zoning Map from an LDR zone district to an LI zone district, involving 14.2 acres, located on the east side of Pettipaug Road (Assessor’s Map #150, Lot #006). (35-day public hearing period ends 11/30/2010). Possible Deliberation and Vote.**

Alternate Member Dwayne Xenelis was seated for Regular Member Tom Belval who recused himself.

Discussion: Dwayne Xenelis stated that he feels that nothing is stopping the Lee Company from further development in the current LDR Zone. Also if this change is not approved, they could propose residential building and access the property from Cold Spring Drive. Chris Ehlert stated that he feels that the Lee Company has always been a good community neighbor and does not feel that this request for zone change should be compared to the Turnpike Auto Wreckers property located on Pond Meadow Road. If this is approved, it is the job of the Zoning Commission to make sure that the Lee Company build accordingly and not impact the neighbors. Harry Ruppenicker stated that all of his questions have been answered and he feels that this proposal is the best use for this property. Chairman Marino stated that he concurs with Chris Ehlert and Harry Ruppenicker Jr.

Upon a motion by Chris Ehlert, seconded by Harry Ruppenicker Jr., it was:

VOTED: Unanimously to approve the application for Zone Change from LDR to LI with the following stipulation:

1. The Wood access road from Cold Spring Drive is not to be used as a through-access to Light Industrial Operations.

ADJOURNMENT

Upon a motion by Chris Ehlert., seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to adjourn at 8:20 pm.

Respectfully submitted:

Kathleen H. Kelemen, Secretary